

# ANDERSON HEIGHTS CHARACTER PRESERVATION

RALEIGH CITY  
PLANNING

April 9, 2018

# AGENDA

## BACKGROUND

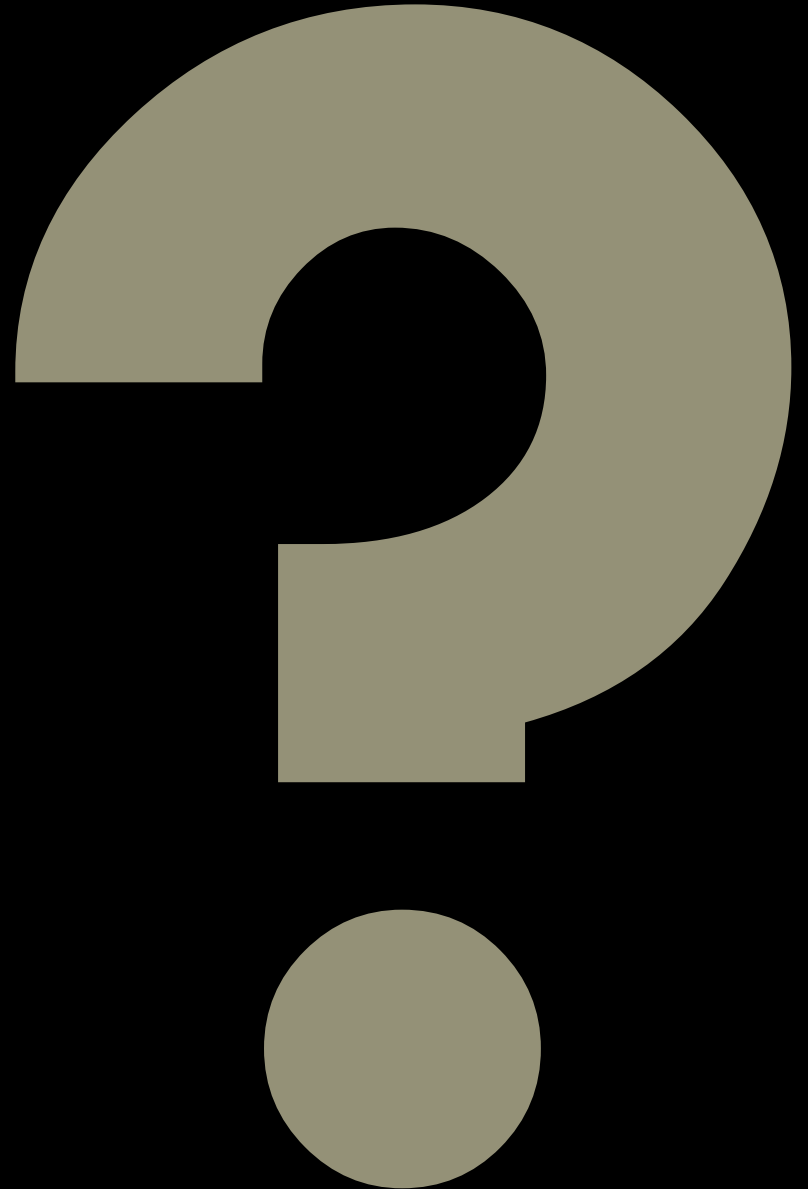
- WHY WE ARE HERE
- HISTORIC OVERLAY DISTRICTS EXPLAINED
- HOW THE HOD WOULD AFFECT YOU

## NEXT STEPS

- CREATING A NEW HOD
- ARCHITECTURAL SURVEY & REPORT
- CITIZEN INPUT OPPORTUNITIES

# KEYQUESTION

Should we prepare a designation  
report?



# BACKGROUND

**LATE 2015:** Anderson Heights Study Group is formed to investigate listing in the National Register of Historic Places

**JANUARY 2016:** Anderson Heights Study Group hires architectural historian Ruth Little who determines that the neighborhood may be eligible for the National Register. A Study List application is prepared and submitted. The State Historic Preservation Office determines that the district is not eligible for listing in the National Register

**MAY 2016:** Based on Ruth Little's report and guidance from preservation staff, the Anderson Heights Study Group polls the neighborhood as the first step in pursuing Historic Overlay District designation.

**OCTOBER 2016:** The Anderson Heights Study Group votes and formally requests funding to prepare an architectural report and investigation of the Anderson Heights neighborhood.

**2017:** The Anderson Heights Study Group meets with staff multiple times regarding next steps.

**APRIL 2018:** This meeting.



# WHY ANDERSON HEIGHTS?

## Currently Known

Has historical and architectural significance as a middle- and upper-middle-class neighborhood developed in the late 1920s and 1930s

Single family houses on large lots built in the Period Cottage, Colonial Revival, and Tudor Revival styles in the 1920s and 1930s, and in the Minimal Traditional style in the 1940s.

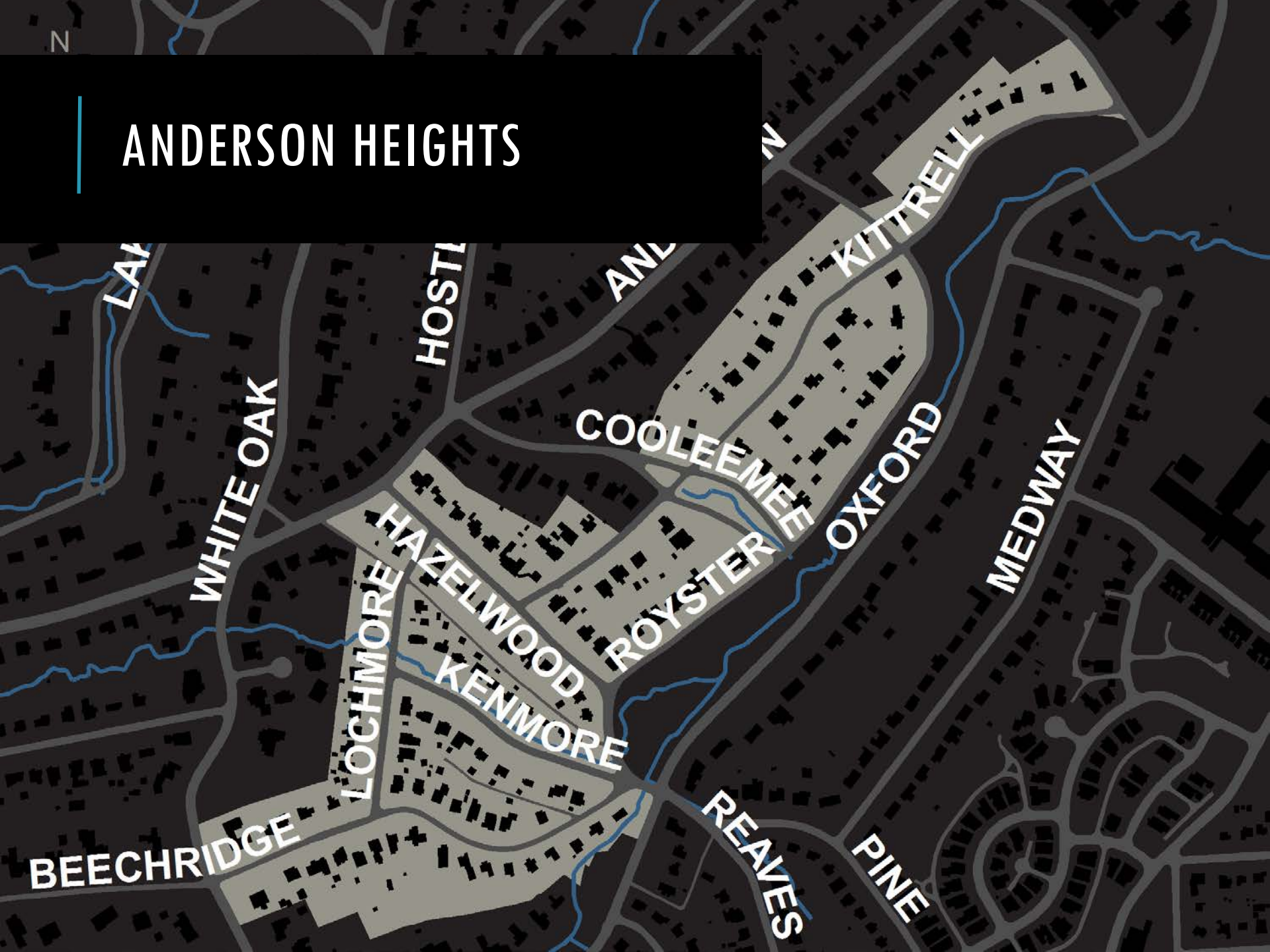
Original landscape design of winding streets, medium to large front yards, grassed lawns, shrubbery, and large deciduous trees and evergreens is intact





N

# ANDERSON HEIGHTS



WHITE OAK

LOCHMORE

HAZELWOOD

KENMORE

BEECHRIDGE

HOSTI

COOLEEMEE

ROYSTER

REAVES

OXFORD

PINE

MEDWAY

KITTRELL

ANL

LAK

# WHY ANDERSON HEIGHTS?

## 2000-2017

- 12 demo permits issued
- 138 properties

## ESTIMATES

- 95 potentially contributing
- 3 vacant parcels
- 16 built after 1954

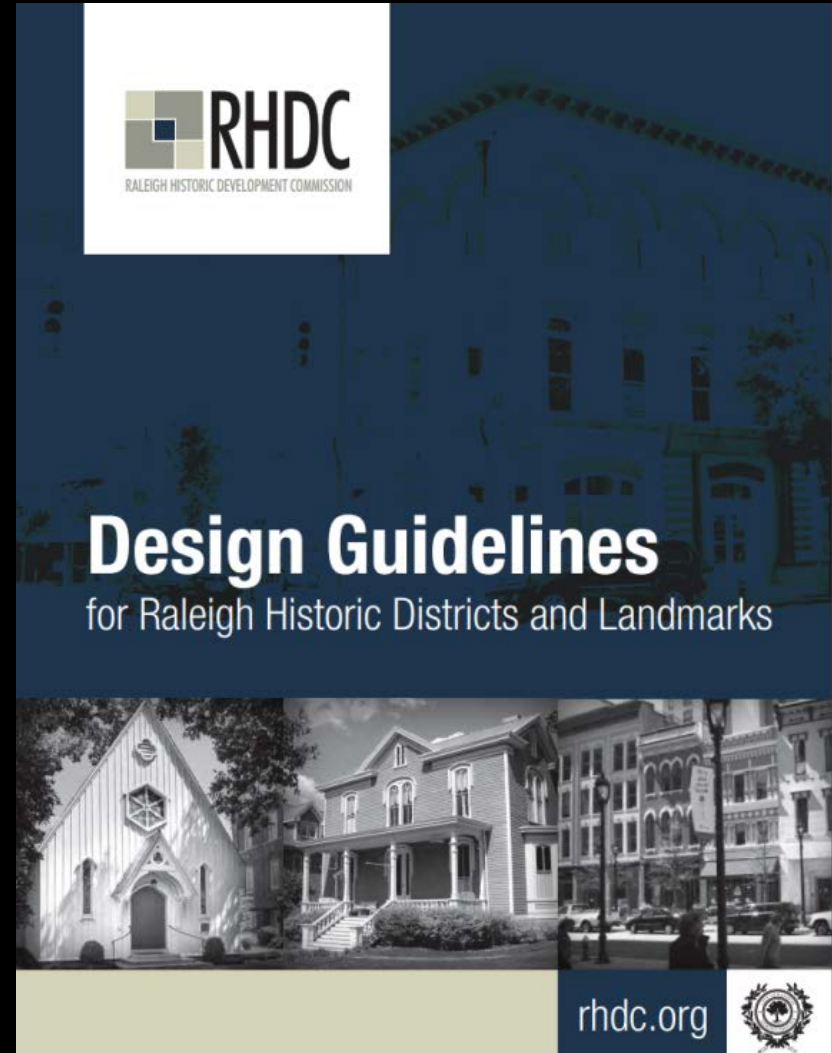
9% DEMOED

69% LIKELY  
HISTORIC

86% PRE-1955

# WHAT IS AN HOD?

- Zoning overlay (Historic Overlay District)
- Intended to preserve and protect the built character of an area with special significance in history, prehistory, archaeology, architecture, culture
- Design review process using general development standards





# TWO TYPES OF HOD

All exterior changes require a COA

- Oakwood
- Blount Street
- Capitol Square
- Boylan Heights
- Moore Square
- Prince Hall
- Oberlin Village

Exterior changes proposed that are visible from the street (as defined in UDO) required COA

- Glenwood-Brooklyn

GENERAL HISTORIC  
OVERLAY DISTRICT

STREETSIDE  
HISTORIC OVERLAY  
DISTRICT

# STREETSIDE HOD

- What is it?
- What does it mean to me?



A photograph of a white house with a green lawn and large trees, with a black text box overlaid on the left side.

IT'S ALL ABOUT  
**CHARACTER PRESERVATION**

# HOW DOES A HOD-S PROTECT?

- Context-Based Design Review
- Demolition Delay
- Discourages “Demolition by Neglect”



# WHAT DOES IT NOT DO?

- Change the underlying zoning or use of a property
- Deny demolition
- Eliminate need to comply with other codes, or obtaining other permits
- Require “changing it back”





- Offers predictability and security about potential change in the neighborhood

- 
- # Planning & Development
- Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
eFax 919-996-1831
- ## Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application
- 
- RALEIGH HISTORIC DEVELOPMENT COMMISSION
- ☐ Minor Work (staff review) – 1 copy  
Major Work (COA Committee review) – 13 copies

  - ☐ Most Major Work Applications
  - ☐ Additions Greater than 25% of Building Square Footage
  - ☐ New Buildings
  - ☐ Demo of Contributing Historic Resource
  - ☐ Past Approval Re-review of Conditions of Approval
- ### For Office Use Only
- Transaction # \_\_\_\_\_  
File # \_\_\_\_\_  
Fee \_\_\_\_\_  
Amt Paid \_\_\_\_\_  
Check # \_\_\_\_\_  
Rec'd Date \_\_\_\_\_  
Rec'd By \_\_\_\_\_
- If completing by hand, please use BLACK INK. Do not use blue, red, any other color, or pencil as these are not photocopy.
- Property Street Address
- Historic District
- Historic Property/Landmark name (if applicable)
- Owner's Name
- Lot size
- (width in feet)
- (depth in feet)
- For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e., both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:
- Property Address
- Property Address
- I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.
- Page 1 of 3
- [www.raleighnc.gov](http://www.raleighnc.gov)
- revision 10-21-13

Page 1 of 3

[www.raleighnc.gov](http://www.raleighnc.gov)

revision 10.21.13

# CERTIFICATES OF APPROPRIATENESS

## TWO LEVELS OF REVIEW

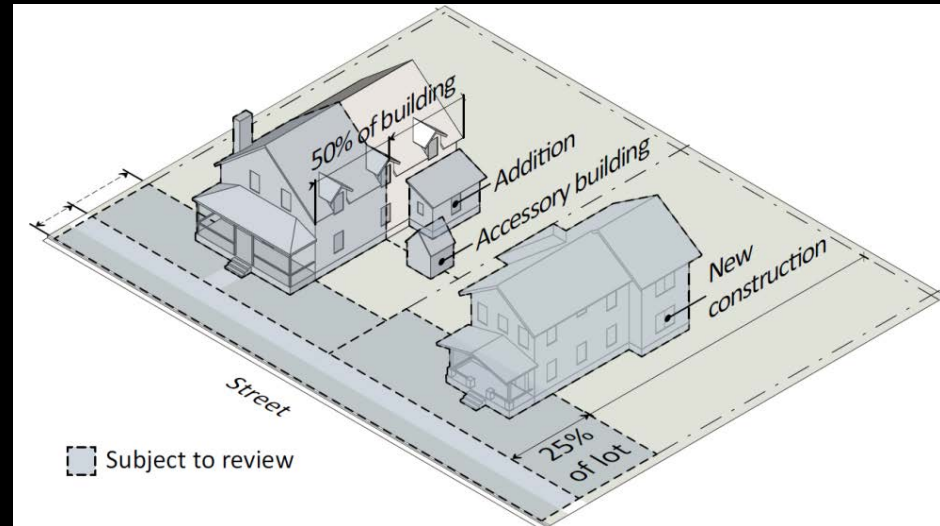
- Major Work  
(evidentiary hearing)
- Minor Work  
(administrative approval)



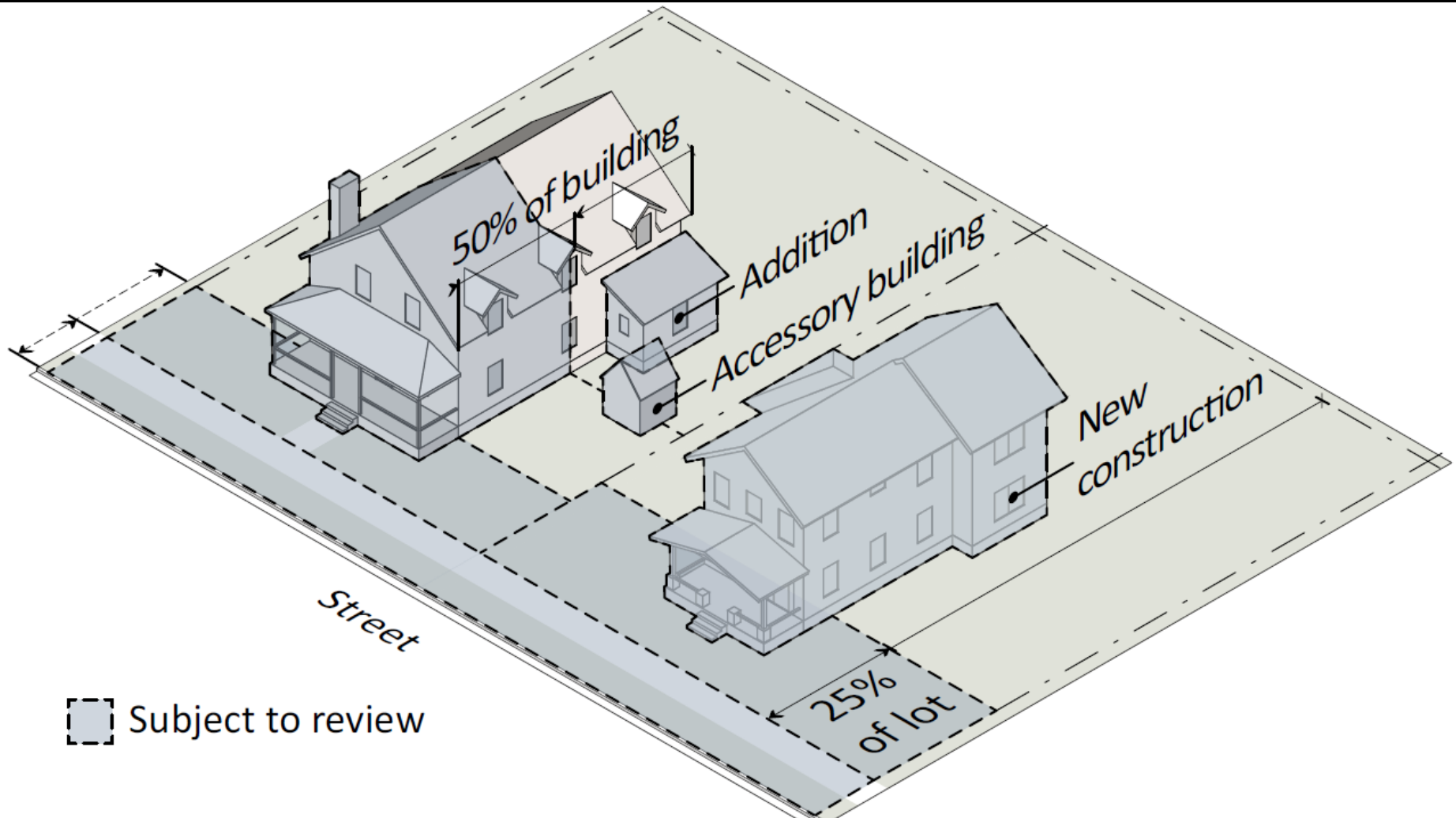
# STREETSIDE HOD

## HOW IS IT DIFFERENT THAN A GENERAL HOD?

- Focus is on preserving the character of the area as viewed from the street right-of-way
- Less of a property is subject to regulation
- Color not regulated



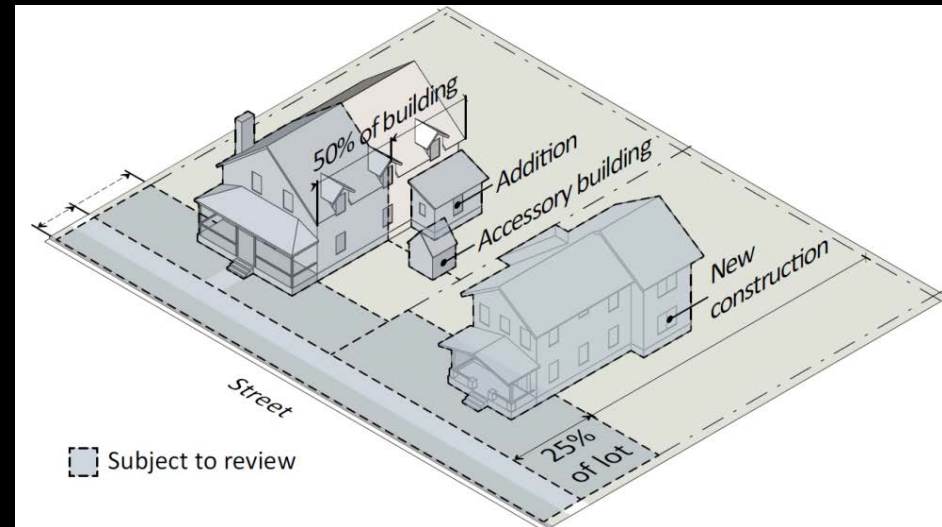
# STREETSIDE HOD LESS THAN ½ OF HOD-G REVIEW



# STREETSIDE HOD

## AREAS SUBJECT TO COA REVIEW

- Public street rights-of-way (but not alleys)
- Front 25% of yards
- Front 50% of main buildings
- Side additions
- Side yard accessory buildings
- New main buildings





# STREETSIDE HOD

## WHAT NEEDS A COA?

- Building form
- Architectural features
- Materials
- Demolition
- Fences
- Sidewalks
- Tree removal

EXTERIOR  
CHANGES TO THE  
BUILDING

EXTERIOR  
CHANGES TO THE  
SITE

# STREETSIDE HOD

## WHAT DOES **NOT** NEED A COA?

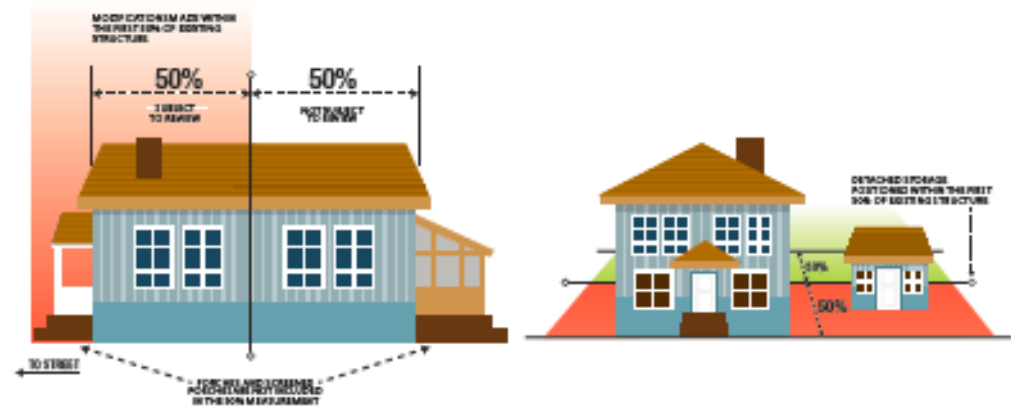
- Repairs with no change in appearance
- Change in color
- Replanting existing beds
- Rear yard garages
- Most decks

ROUTINE  
MAINTENANCE

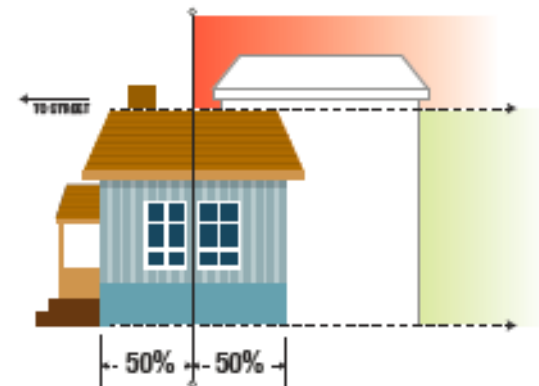
NOT VISIBLE  
FROM THE  
STREET

# STREETSIDE HOD

## COA Required

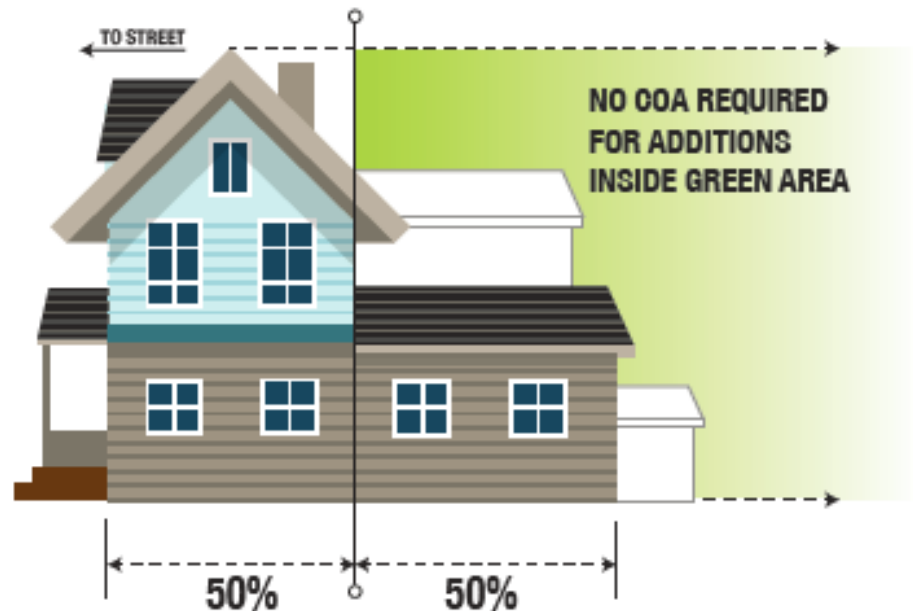
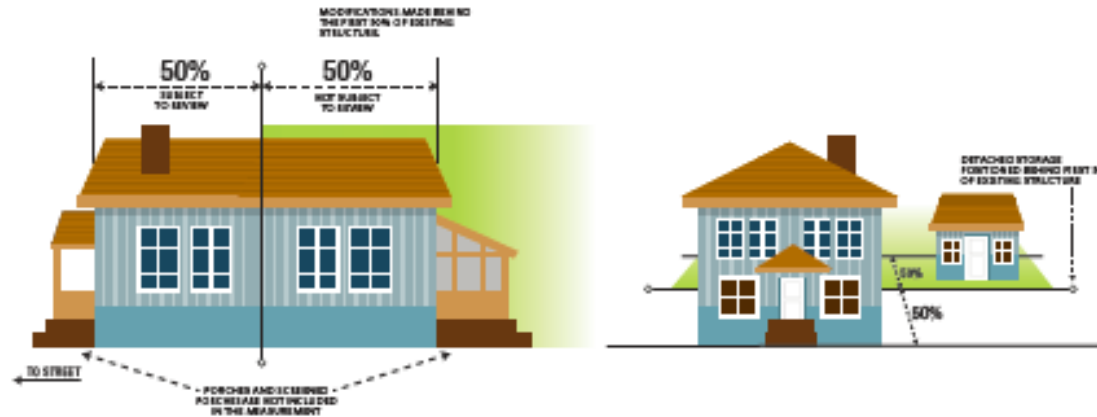


COA IS REQUIRED FOR ANY ADDITION THAT WILL RESULT IN A TALLER OR WIDER STRUCTURE THAN EXISTING.



# STREETSIDE HOD

## COA Not Required



# CERTIFICATES OF APPROPRIATENESS

## HOW ARE COAS APPROVED?

- Reviewed based on the Design Guidelines
- Use Special Character essays and designation reports for character guidance
- Work must be “not incongruous”



## Design Guidelines

for Raleigh Historic Districts and Landmarks

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# COA STATISTICS

## 2008-2018

- 1,890 COA applications processed
- 66% approved by staff
- 34% reviewed by RHDC
  - 1% approved in part & denied in part
  - 1% withdrawn or other

**66%** STAFF  
APPROVED

**32%** RHDC  
APPROVED

**1%** DENIED

# CERTIFICATES OF APPROPRIATENESS

## WHAT HELP IS THERE?

- Staff assistance with applications
- Design Review Advisory Committee (DRAC)
- Design Guidelines
- City of Raleigh website
- RHDC website



# CREATING AN HOD

Required investigation and report  
describing the significance

Report review by RHDC & SHPO

Rezoning petition



## Historic Overlay Districts (HOD) Checklist

# HISTORIC DISTRICT REQUIREMENTS

## SPECIAL SIGNIFICANCE

- History
- Architecture
- Culture

## INTEGRITY

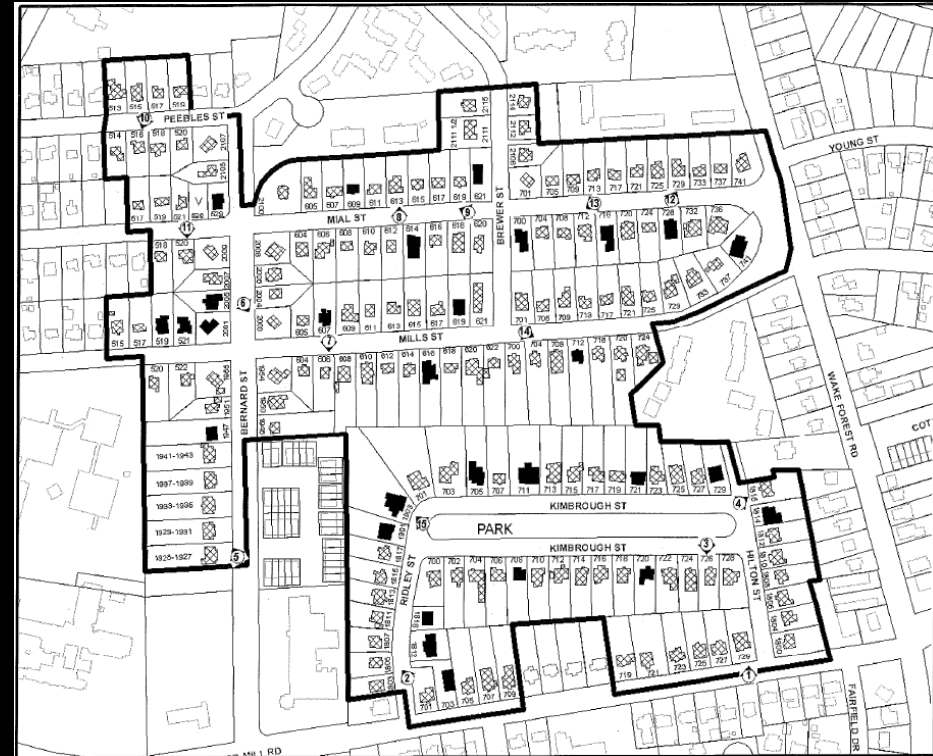
- Design
- Setting
- Materials
- feeling and association



# HISTORIC DISTRICT REQUIREMENTS

## INVESTIGATION AND REPORT

- Neighborhood or City Council initiated
- Prepared by an architectural historian
- Results presented to Raleigh Historic Development Commission





# HISTORIC DISTRICT REQUIREMENTS

## INVESTIGATION AND REPORT

- Written description of all buildings
- Photographs of each building
- Architectural description of the neighborhood
- History of the development of the neighborhood
- Boundary analysis

street, or “shotgun” houses.

Although the South Person/South Blount district’s houses were generally small, they often possessed stylish exteriors, as demonstrated by surviving examples. The late nineteenth century, well-preserved shotgun house at 514 S. Bloodworth boasts Victorian ornamentation such as delicate sawn porch railings and post brackets and a quatrefoil gable vent.

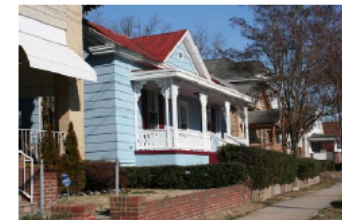


514 S. Bloodworth Street



213 E. South Street

Also found in the project area are “Triple-A” houses, which feature decorative center gables on their side-gable roofs. The four houses on the east side of the 600 block of South Blount Street feature diamond-shaped and quatrefoil vents. A few two-story Victorian-style houses survive, such as 215 E. Cabarrus.



309 E. Cabarrus Street



213, 215, and 219 E. Cabarrus Street

<sup>7</sup> Stronach, “Geranium Valley Stronachs, 29, 34-37; *Branson’s North Carolina Agricultural Almanack* . . . 1891, 184; *Directory of the City of Raleigh*, 108; Johnson and Murray, *Wake*, 132-133; Sanborn maps.

# HISTORIC DISTRICT REQUIREMENTS

## RHDC VOTE & REFERRAL

- Referred to City Council
- Neighborhood group requests City Council initiate rezoning
- City Council refers to State Historic Preservation Office (SHPO)
- Possible 180-day demolition delay
- Rezoning petition



To learn about a recent  
HOD designation visit  
[www.RaleighNC.gov](http://www.RaleighNC.gov) and  
search for Oberlin Village.

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QUESTIONS?

Ask  
Me!

RCP

RALEIGH  
DEPARTMENT OF  
CITY PLANNING